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IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

WILMINGTON SAVINGS FUND SOCIETY,
FSB, d/b/a CHRISTIANA TRUST, NOT
INDIVIDUALLY BUT AS TRUSTEE FOR
PRETIUM MORTGAGE ACQUISITION
TRUST

vs.

UNKNOWN HEIRS AND DEVISEES OF
DIANE E. BONNE; GAIL ENID COVEY;
STATE OF WASHINGTON; OCCUPANTS OF
THE PREMISES

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY**

CAUSE # 14-2-10458-8 SEA

JUDGMENT RENDERED ON 3/7/2017
ORDER OF SALE ISSUED: 6/13/2017
DATE OF LEVY: 7/6/2017

TO: UNKNOWN HEIRS AND DEVISEES OF DIANE E. BONNE; GAIL ENID COVEY; STATE OF
WASHINGTON; OCCUPANTS OF THE PREMISES, JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

354 NW MARKET STREET, SEATTLE, WA 98107

UNIT LOT A, CITY OF SEATTLE SHORT PLAT NUMBER 3004240, RECORDED UNDER
RECORDING NUMBER 20060727900008, BEING THAT PORTION OF THE FOLLOWING
DESCRIBED TRACT LYING EASTERLY OF THE BALLARD-UNIVERSITY HIGHWAY AS
PROVIDED BY ORDINANCE NUMBER 75646 OF THE CITY OF SEATTLE: THAT PORTION OF
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST
CORNER OF LOT 12, BLOCK 1, BALLARD'S ADDITION TO GILMAN PARK, ACCORDING TO
THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 29, IN KING COUNTY,
WASHINGTON; THENCE EAST PARALLEL TO THE NORTH LINE OF WEST 54TH STREET, 165
FEET, MORE OR LESS, TO WEST LINE OF CARLSON-RIGSBY ADDITION TO THE CITY OF
SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 26 OF PLATS, PAGE
34, IN KING COUNTY, WASHINGTON; THENCE SOUTH ALONG SAID WEST LINE 110 FEET,
MORE OR LESS, TO THE NORTH LINE OF WEST 54TH STREET; THENCE WEST ALONG SAID
STREET LINE 165.07 FEET TO THE EAST LINE OF SAID LOT 12 PRODUCED SOUTHERLY;
THENCE NORTH TO THE POINT OF BEGINNING; EXCEPT PORTION THEREOF CONDEMNED
IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 381657 FOR THE BALLARD-
UNIVERSITY HIGHWAY AS PROVIDED BY ORDINANCE NUMBER 75646 OF THE CITY OF
BALLARD. TAX ACCOUNT/PARCEL NO. 122503-9057-07

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: AUGUST 25, 2017
PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF \$455,301.12 TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☒ 1. No redemption rights after sale.
☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on .
☐ 3. A redemption period of one year which will expire at 4:30 p.m. on .

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
ALDRIDGE PITE, LLP
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